

**BERNALILLO COUNTY  
IMPACT FEE WAIVER CRITERIA  
FOR  
ECONOMIC BASE DEVELOPMENT**

**THE OVERRIDING CRITERION FOR WAIVER OF IMPACT FEES ON ECONOMIC BASE DEVELOPMENT IS THE BENEFIT TO BERNALILLO COUNTY PROVIDED BY THE PROJECT. THE CRITERIA BELOW SHALL BE USED TO EVALUATE THE RELATIVE BENEFIT TO THE COUNTY.**

Each criterion listed below is ranked for relative importance as a Level A, B, or C criterion. The definitions of these levels are:

**Level A:** Projects must perform well under these criteria. Projects which do not meet these criteria should be rejected.

**Level B:** Projects should perform well under this criteria. Projects which perform weakly under any of the criteria must show exceptional benefits to the County elsewhere.

**Level C:** Projects should perform well under these criteria, but weakness in one area can be outweighed by strengths in other areas.

**I. LAND USE, PLAN, AND DESIGN ELEMENTS**

- 1. PLAN AND ZONING:** Is present zoning appropriate, or would needed change fit County's zoning policies? Does project fit Area, Sector, and/or Comprehensive Plan policies?

**CRITERION, LEVEL A:** Projects must conform with all adopted County plans and policies.

- 2. LAND USE:** Will the proposed use make a positive contribution to the Bernalillo County economy and to the immediate neighborhood? Will it generate high levels of air, noise, or waste pollution, or traffic congestion?

**CRITERION, LEVEL A:** Projects must improve the economy without disrupting local areas or creating unacceptable conditions.

- 3. INFILL:** Does the project location allow use of existing infrastructure, or will project demand substantial infrastructure extension or replacement?

**CRITERION, LEVEL B:** Projects should not require substantial County costs for infrastructure unless developers and the County can agree on cost sharing.

- 4. DESIGN AND CONSERVATION:** Are the scale and general design of project appropriate to the area? Will the project renovate or expand existing facilities? If in a historic building, will project follow preservation guidelines?

**CRITERION, LEVEL B:** Project design should be appropriate to the area. Viable existing buildings should be conserved, and historic building should be appropriately rehabilitated.

- 5. DEMOLITION:** Does the project involve demolition of viable buildings? Does it involve the demolition of identified historic properties?

**CRITERION, LEVEL B:** Demolition of viable buildings should be avoided; demolition of historic properties must not occur unless the project can show no alternatives, and exceptional long-range benefits to the community.

- 6. RELOCATION:** Does the project require the relocation of individuals or businesses?

**CRITERION, LEVEL C:** Relocation should be avoided. If relocation is necessary, the developer should assist in finding new housing or business locations.

- 7. FOR REDEVELOPMENT PROJECTS: Is the project designed and sited to make a substantial contribution to eliminating blight and/or promoting desired redevelopment?**

**CRITERION, LEVEL A:** Projects must show a substantial contribution to area redevelopment.

## **II. ECONOMIC BENEFITS**

- 8. COMPETITION: Would the project be in competition with existing business or development?**

**CRITERION, LEVEL B:** The County does not provide bonds which would give one project an inequitable advantage over competitors using conventional financing. In certain areas - hospital/health care projects and semi-conductor manufacturing - bonds have been generally available. In the case of hospital or health care facilities, a need for the facility must be demonstrated. For redevelopment projects, demonstrating that a project would substantially contribute to eliminating blight and/or promoting desired redevelopment may outweigh concerns about overbuilding this type of development.

- 9. JOBS: Will the project create a substantial number of new jobs? Are the job categories and phasing clearly given? Will jobs created benefit low and moderate income residents of the County? Will contractors and other construction industry firms and individuals from the local area be retained?**

**CRITERION, LEVEL B:** The developer should demonstrate a genuine effort to hire from the local job pool. Contact with T-VI, the University of New Mexico, the University of Albuquerque, the Employment Security Department, and Work Unlimited (as relevant to the job offerings) will be regarded as an initial demonstration.

## **III. PROJECT FEASIBILITY**

- 10. FEASIBILITY/FINANCING: Has the developer presented convincing evidence that the project will generate sufficient cash flow to pay debt service? Alternatively, does the developer have a firm financing commitment?**

**CRITERION, LEVEL A:** Projects must show the ability to retire bonds, or evidence that financing has been guaranteed.

- 11. DEVELOPER'S RECORD: Does the developer have a good record of completing projects of this or a similar type? If an industry, does the industry have strong financial backing and experience relevant to this project?**

**CRITERION, LEVEL B:** The developer should have a good record with projects of this type, or present convincing evidence that the project will be completed. Substantiation of the developer's background from financial institutions and local firms is especially useful in establishing the record.

- 12. EQUITY: Will the developers make an equity investment in the project?**

**CRITERION, LEVEL C:** An equity investment is generally desirable; the County recognizes that a loan commitment for 100% bond financing may be made based on a developer's total holdings. In such cases, the County will accept a letter of interest to finance the total project.

- 13. MANAGEMENT: Do the developers commit to manage, as well as build, the project?**

**CRITERION, LEVEL C:** Long-range commitment to a project is desirable.